

Regional Housing Needs Assessment Workshop

Southern California Association of Governments

State Housing Element Law

**Unlike the other
mandatory
general plan
elements, the
housing
element...**

- 1. must be updated every five years**
- 2. is subject to detailed statutory requirements and mandatory review by a State agency (HCD)**
- 3. requires a RHNA process and plan for assigning a “fair share” of housing need for all economic income groups based on a very detailed review and appeal process.**

There Must Be a Better Way...

RHNA Pilot Program



**Linking Housing and
Transportation Planning**

KEY FEATURES

1.

**Policy vs.
Formula
Driven
Process**

2.

**20 Year vs.
5 Year
Planning
Horizon**

3.

**Built in
Flexibility**

KEY FEATURES

1.

**Policy vs.
Formula
Driven
Process**

1. Respects the local growth perspective and local inputs, moves away from number argument and appeal while focusing on key policy issues
2. More closely ties the growth forecast to the RTP/ Compass Blueprint in ways not envisioned by recent RHNA law revisions

KEY FEATURES

2.

**20 Year vs.
5 Year
Planning
Horizon**

1. Calls for cities and counties to Plan for a 20 year supply of housing and zone for a 10 year supply
2. Promotes Census based housing element updates that occur only once a decade (rather than every five years)

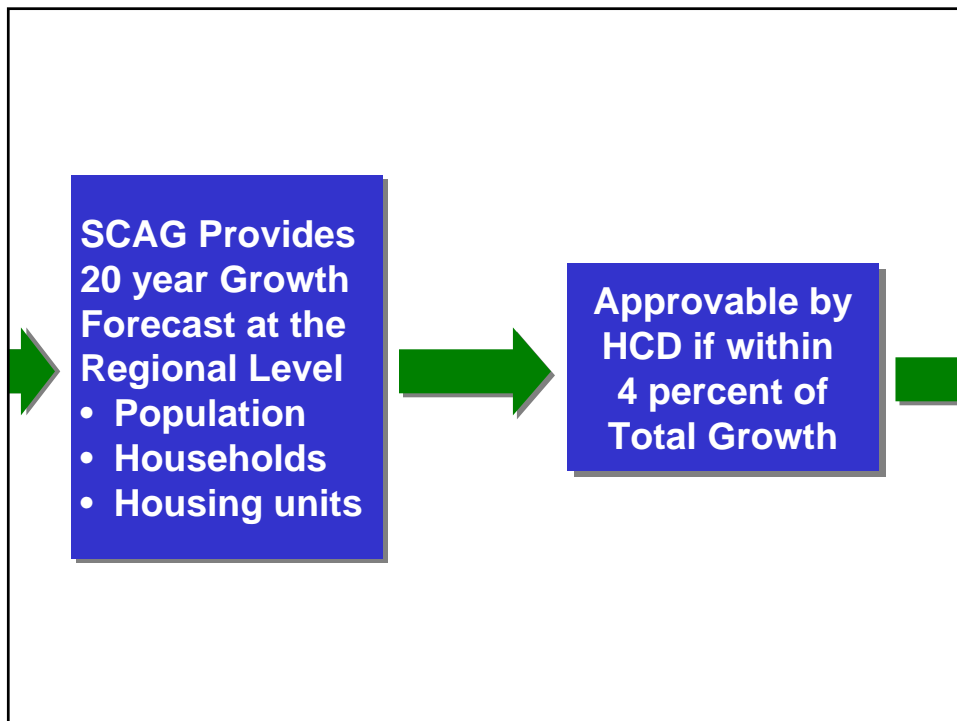
KEY FEATURES

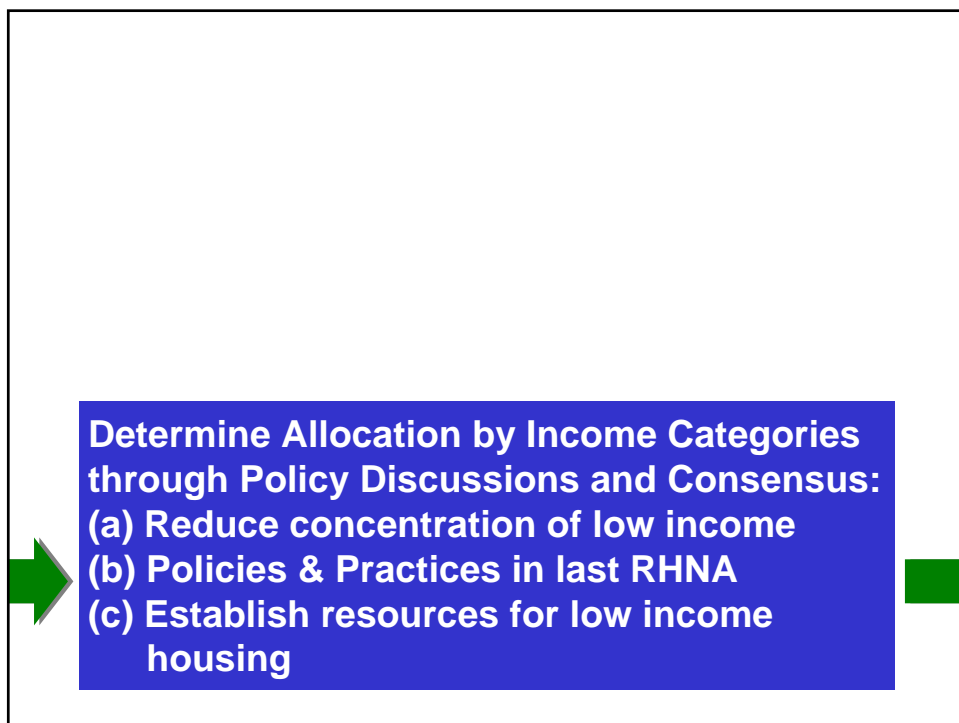
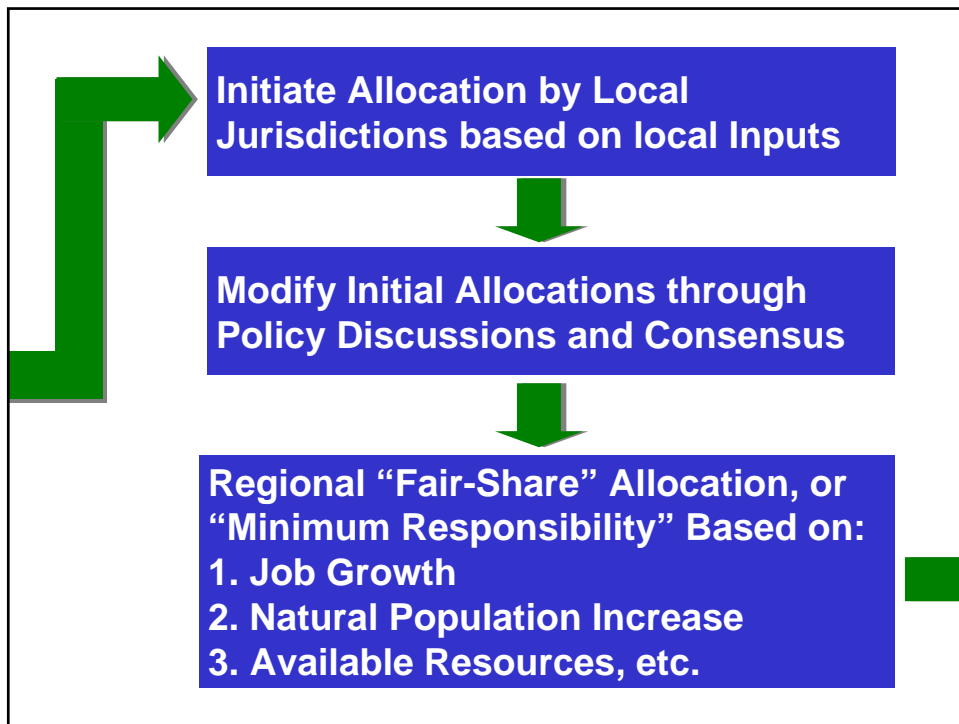
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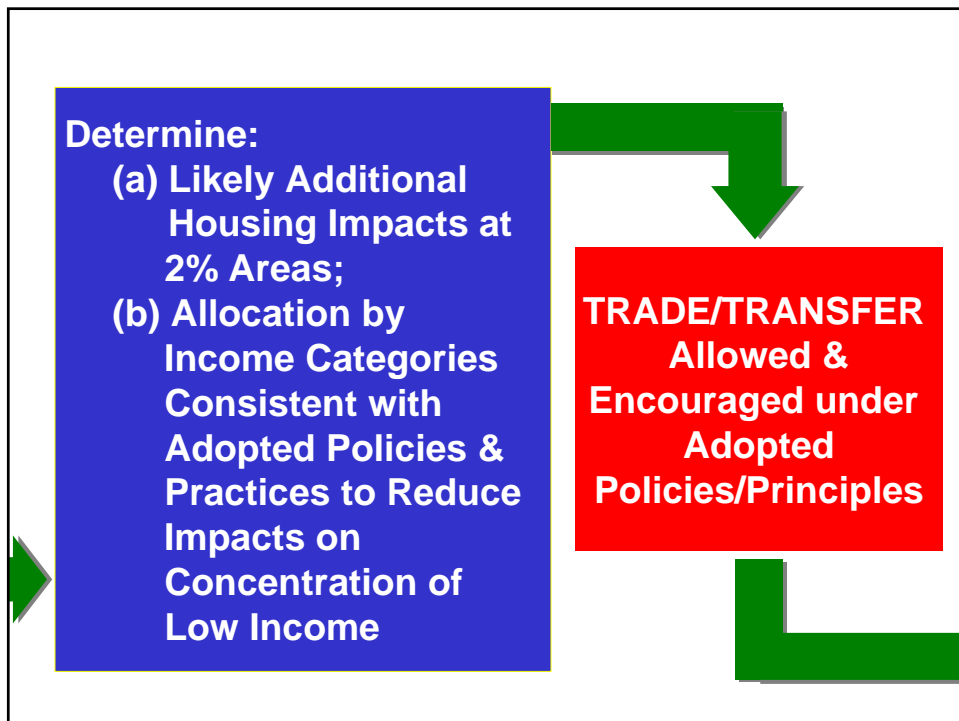
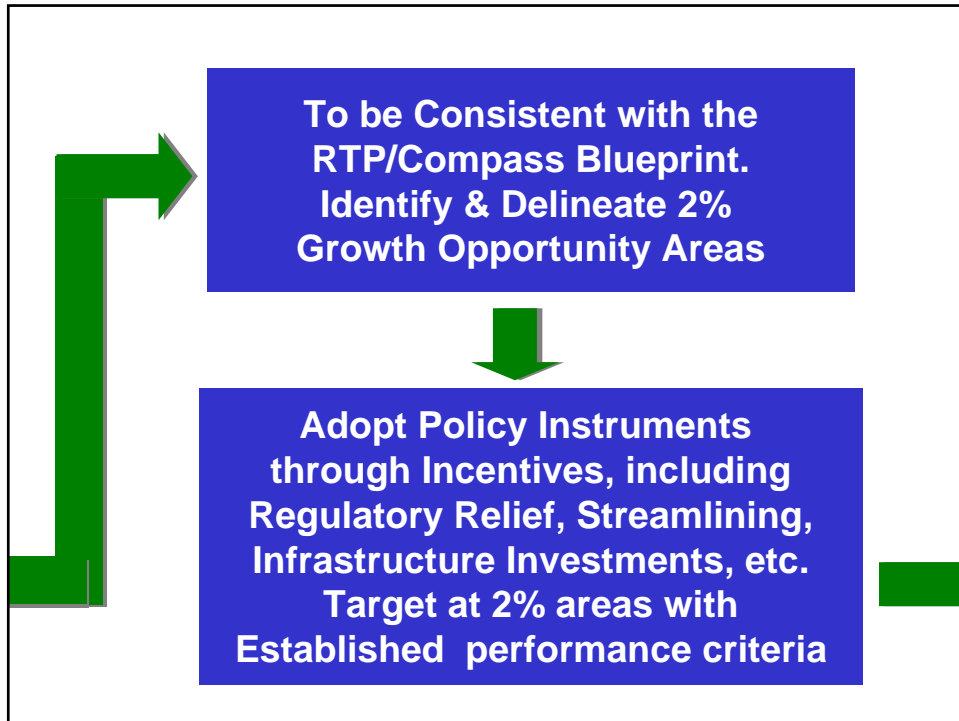
**Built in
Flexibility**

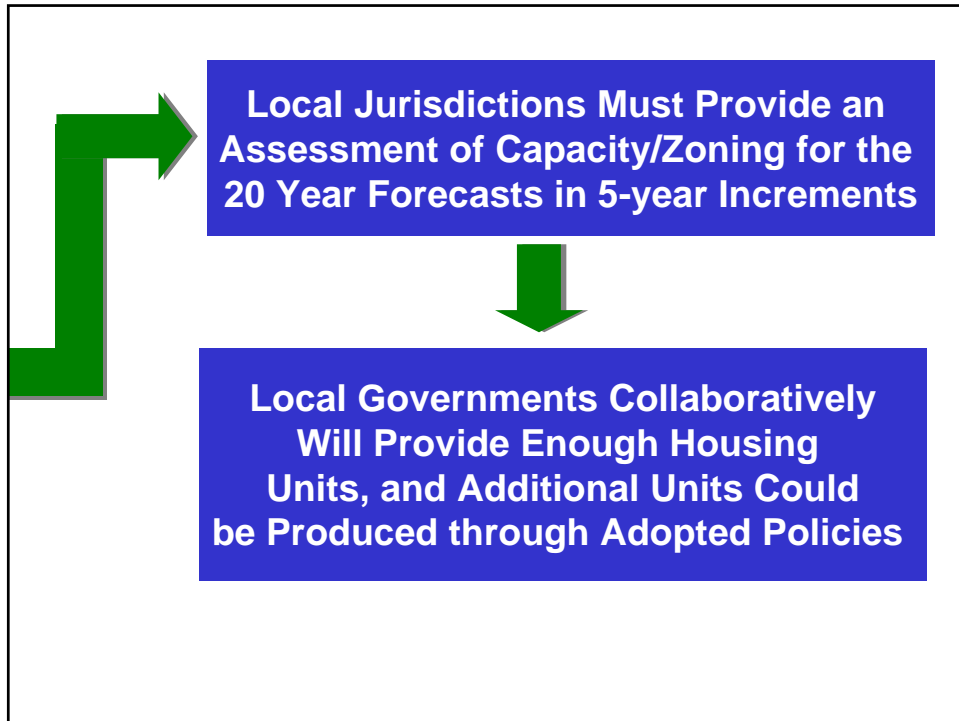
1. Simplifies process and promotes incentives to support trades/transfers, and attract/direct the growth into 2% strategy areas when ALL parties agree
2. Supports removal of the RHNA fee on local government

More Homes, Less Process









The Comparison

Determination of Needs

Existing Law

**State Housing
& Community
Development
Department
with appeal
process**

Pilot Proposal

**SCAG RC/
subregions/
local
jurisdictions
with HCD
acceptance**

Length of Process

Existing Law

**26 – 28
months**

**Lengthy
appeal
process**

Pilot Proposal

**Completed
within 12
months after
HCD approval
of growth
forecast**

Allocation Methodology

Existing Law

**Local
jurisdiction
surveys and
AB 2158
factors**

Pilot Proposal

**Respects
local input
and growth
perspectives**

RHNA Pilot Program Proposal

AB2158 Factors guiding local review

1. existing & projected employment s-housing relationship
2. these residential development opportunities & constraints:
 - a. lack of sewer or water capacity
 - b. land availability/infill/up-zoning potential
 - c. land protected from dev. by federal/state law or regulation
 - d. agricultural preservation policies
3. maximizing public transportation & existing transportation infrastructure
4. market demand for housing
5. city-county agreements re: growth
6. conversion of restricted units
7. high housing cost burdens
8. housing needs of farm workers
9. others

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Allocation Process

Existing Law

Subject to
lengthy local
review,
approval, and
appeal

Pilot Proposal

Respects
local input
and growth
perspectives

Allocation by Income

Existing Law

Requires
reductions in
concentration of
low income units
where
concentrations
are already high

Pilot Proposal

Follow
policies of
last RHNA
round and
modify based
on RC policy
discussions

Regional “Fair Share”

Existing Law

**Not mentioned.
Strict schedule
allows no time
for discussion
and debate**

Pilot Proposal

**Resolved and
adopted
through
intensive
policy
discussions
and debates**

Planning Time Frame

Existing Law

5-Year Cycle

Pilot Proposal

**20-Year
Planning
(5-Year
Increments)**

**10-Year
Zoning and
Updates**

Linkage to RTP/Compass

Existing Law

**Bears no
relationship
to
RTP/Compass**

Pilot Proposal

**Realizes
distribution
envisioned
under
RTP/Compass**

Trade/Transfer

Existing Law

**Allowed only
between cities
and county
and for a
short period
of time**

Pilot Proposal

**Ensures
active trades
between finer
delineated 2%
growth
opportunity
areas**

Q & A

**Why is the
Pilot
Program
better than
existing
law?**

The current law does not provide sufficient flexibility for RHNA coordination with other plans nor does it allow local flexibility to trade and transfer.

The Pilot program streamlines the regional role and transforms the process from a “numbers” to a “policy” approach.

What is the advantage of a 20 year housing forecast horizon?

It allows the growth forecast to serve air quality, transportation, and housing planning goals.

It also provides more focus on the local housing planning element and its coordination with other General Plan elements, while allowing for phased and orderly growth.

What are the local government safeguards compared to what they are in the current statute?

The Pilot respects local inputs and growth perspectives, but with less process and more flexibility by providing for a subregional focus, trades, transfers and cooperative planning when conditions are right.

It does away with “appeals” by requiring adjustments up front.

**What Does
the RHNA
Pilot
Program
propose to
adopt ?**

The RHNA Pilot proposes to pool resources, promote regulatory relief, and support development streamlining for priority infrastructure investment.

It focuses future development in Compass 2% growth opportunity areas where local land use capacity and zoning exists.

**How is the
“fair share”
responsibility
addressed in
this
proposal?
“not-able-to”
vs.
“not-wanting-
to”**

This issue will be addressed through policy discussions and consensus building during the RHNA policy deliberations on how to weigh:

1. job growth
2. population growth
3. local input

and avoid impaction

How does the Pilot address the issue of avoiding over concentration of lower-income households and housing units?

One variation of the current RC policy and practices is to move 50% toward the county allocation.

Here is a simplified example:

		High Concentration of Low-Income		RHNA Allocation	City A
		30.1%	21.1%	27.4%	
		19.9%	18.4%	18.5%	
		28.9%	18.5%	35.7%	
		Typical Income Distribution		RHNA Allocation	City B
		25.9%	15.0%	25.3%	
		17.1%	17.1%	15.3%	
		42.1%	42.3%	17.1%	
		Low Concentration of Low-Income		RHNA Allocation	City C
		5.2%	4.6%	15.0%	
		8.1%	8.1%	10.1%	
		82.1%	82.1%	12.6%	
				62.3%	

Median HH Income	County Distribution
Less than 50%	24.7%
51% to 80%	15.7%
81% to 120%	17.1%
Above 120%	42.6%

**How was
the
Compass/
Blueprint
distribution
derived?**

The process involved participants throughout the SCAG region and followed land use principles: mixed-use, regional centers, job/housing balance, TOD, etc.

It will be revised and modified through lessons learned from demonstration projects and recent development trends.

**How does
the
Compass
Blueprint
distribution
differ from
local input
or baseline?**

It is a modest difference, but with significant benefits in:

Mobility
Air Quality
Housing Production &
Affordability
Wealth Creation
Energy Savings
Agricultural Land & Open
Space Preservation
Water Conservation
Water Quality

Why is trading permitted and why are there conditions?

This will ensure that there will not be adverse social equity, air quality or mobility impacts. There are three conditions:

1. must be in same subregion
2. must be targeted to a 2% Strategy area
3. no “dumping” of entire housing need on to another jurisdiction.

RHNA Pilot Program



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